

# PLAT NOTES

- The purpose of this plat is to create a minor plat Lot 2, Ellis Wright One Lot Subdivision.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- The soil types and locations shown hereon were provided by The Soils Group Inc., dated 04-12-2016. The local health authority maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- There is not a fire hydrant within 1000 feet of subject property.

SOILS AREAS			
LOT	60 MPI	75 MPI	TOTAL
1	---	11,045 S.F.	11,045 S.F.

## CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.  
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

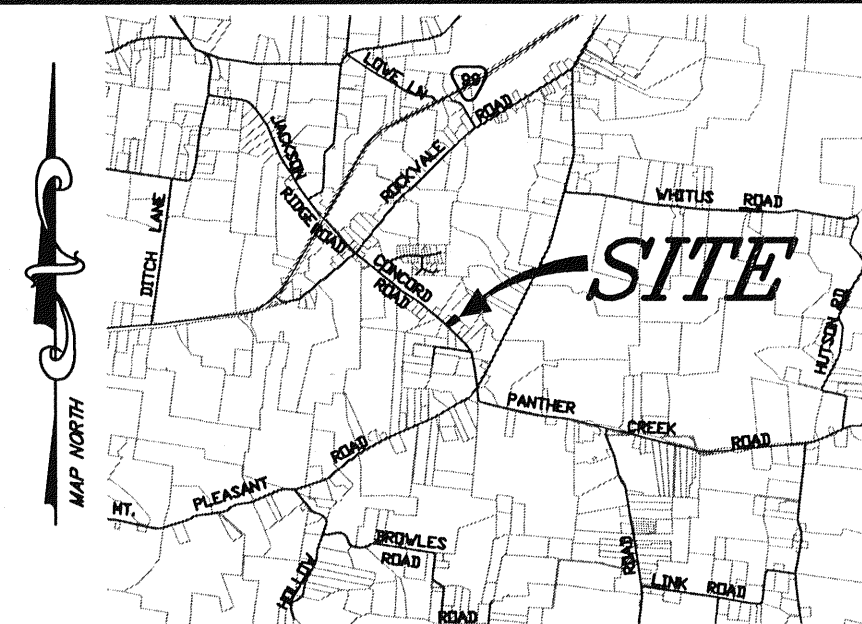
Date

TENNESSEE DEPARTMENT OF ENVIRONMENT  
AND CONSERVATION DIVISION OF GROUND  
WATER PROTECTION

## TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- Lot 2 is approved for up to \_\_\_\_\_ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI  
60 or 45 MPI



LOCATION MAP  
N.T.S.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Part of Deed Book 645, Page 268

Date \_\_\_\_\_ Ellis Wright  
Date \_\_\_\_\_ Lela Elizabeth Nance Wright

## CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

5-9-2016  
Date \_\_\_\_\_ Richard H. Stern, Jr.  
Tenn. RLS No. 1637

## CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled Minor Plat Lot 2, Ellis Wright One Lot Subdivision has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date \_\_\_\_\_ Consolidated Utility District Official  
of Rutherford County

## CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

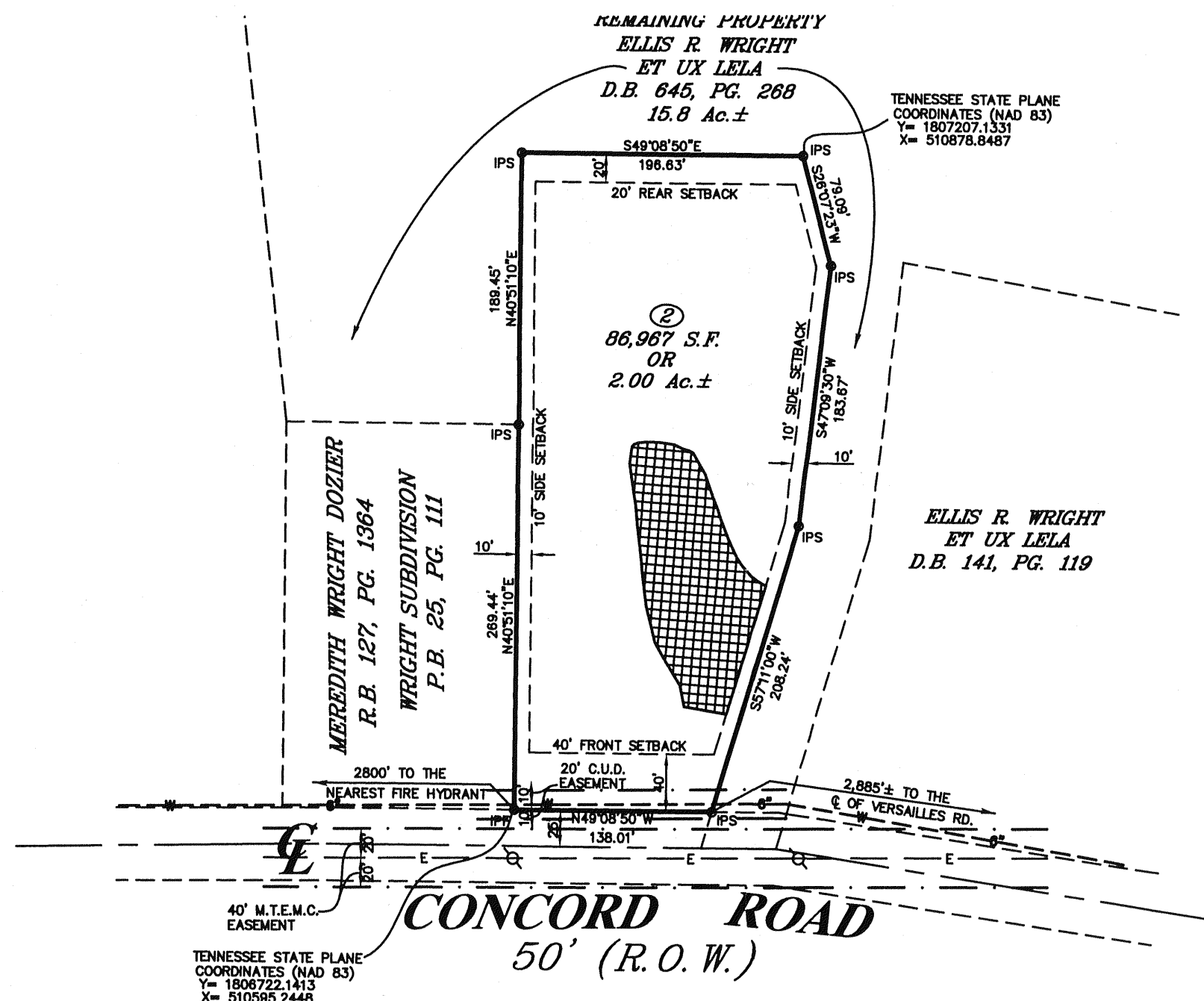
Date \_\_\_\_\_ Middle Tennessee Electric  
Membership Corporation

## CERTIFICATE OF APPROVAL FOR RECORDING

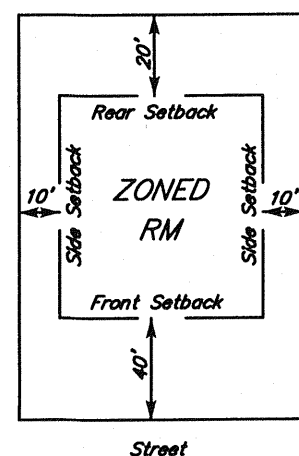
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

Date \_\_\_\_\_ Secretary, Planning Commission

DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_.

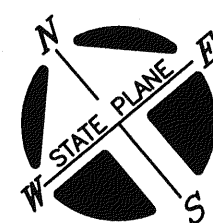


ZONED: RM  
FRONT SETBACK: 40'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL  
N.T.S.

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149C0360H DATED JAN. 5, 2007, ZONE: X (PANEL NOT PRINTED)



1 Lot = 2.00 Ac.± or 86,697 S.F.  
100' 0 100'

## LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- E- ELECTRIC LINE
- \*- FENCE
- W- WATER LINE

OWNER: ELLIS R. WRIGHT ET UX LELA

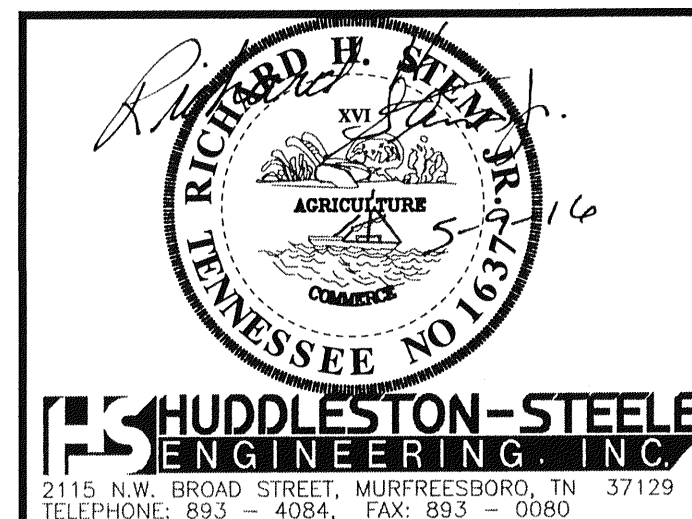
ADDRESS: 9771 CONCORD ROAD  
ROCKVALE, TN. 37153

TAX MAP: 146, PART OF PARCEL: 55.03

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



MINOR PLAT  
LOT 2

ELLIS WRIGHT  
ONE LOT SUBDIVISION

10th Civil District of Rutherford County, Tennessee

Date: April 2016

Scale: 1"=100'

Sheet 1 of 1